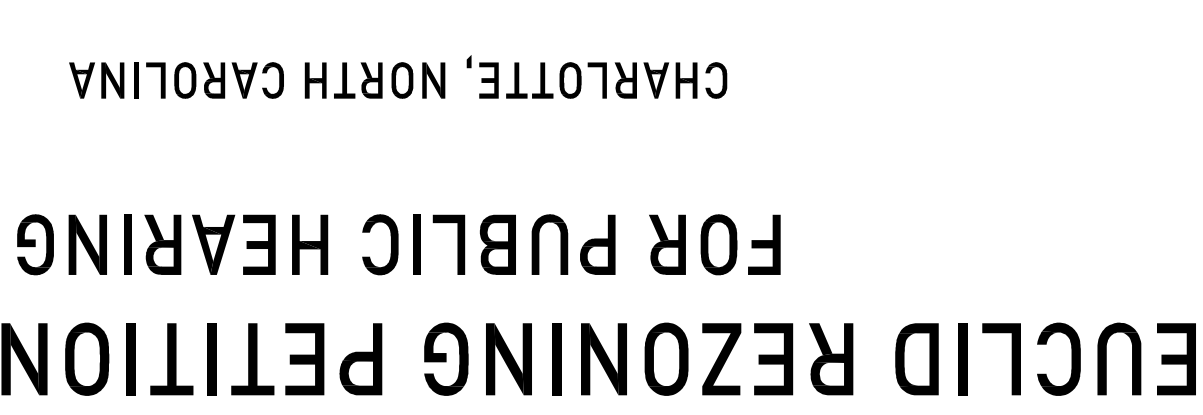




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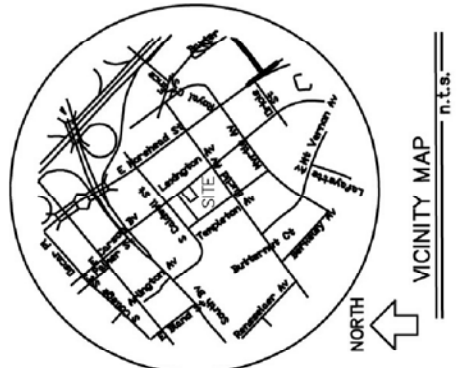


JULY 19, 2013
REVISIONS:

PROJECT NUMBER
13-002

**PROPOSED
SETBACKS FOR
REZONING**

RZ1.0



Marsh Realty Company
Development Standards
7/18/13

Rezoning Petition No. 2013-055 (Euclid)

Site Development Data:

--Acreage: ± 2.48
--Tax Parcel #: 123-022-03, 05, 06, 09 and 11

--Existing Zoning: O-2

--Proposed Zoning: TOD-MO

--Existing Uses: Office buildings with associated parking areas and vacant lot.

--**Proposed Uses:** Uses permitted by right and under prescribed conditions

Maximum Gross Square Foot of Development: As allowed by the TAD Mapina district zoning district.

measured as defined by the Ordinance.

--Parking: As required by the TOD-M zoning district except that if the Site is developed with residential uses a minimum of 1.3 spaces per unit will be provided. The parking maximums of the TOD-M zoning district will be followed.

1. General Provisions:

- a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Marshi Realty Company to accommodate development of transit supportive uses as generally contemplated by the South End Transit Station Area Plan on an approximately ± 2.48 acre site located on the west side of Euklid Avenue between Templeton and Lexington Avenues (the "Site").

b. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the TOD-M zoning district (subject to the Optional Provisions provided below) shall govern all development taking place on the Site, subject to the Optional Provisions set forth herein.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with all principal and accessory uses allowed by the TOD-M zoning district.

3. Optional Provisions for Residential Development:

The following optional provisions shall apply to those portions of the Site that are developed for residential uses (including, without limitation, residential uses as part of a mixed-use building); those portions of the Site that are not developed for such residential uses will comply with the standards of TOD-M zoning district without regard to the optional provisions listed below:

- a. To allow the building setback along Lexington and Templeton to be reduced by four (4) feet from 20 feet to 16 feet as measured from the existing back of curb.

- b. To increase the maximum allowed building height by five (5) feet starting 50 feet back from the required 30 foot setback line along Euclid Avenue, height to be measured in accordance with the Ordinance.

c. To allow decorative fences and gates within the setbacks, enclosing a pool amenity area, to be up to 54" inches high.

- a. The Site will comply with the Streetscape Standards of the South End Transit Station Area Plan (subject to the optional provisions above).

5. **Parking:**

- a. If the Site is developed for residential uses (including residential uses as part of a mixed-use building) a minimum of 1.3 parking spaces per unit will be provided for the residential uses. All other uses will comply with the parking standards of the TOD-M zoning district.

6. Miscellaneous: Contribution to Traffic Calming Measures:

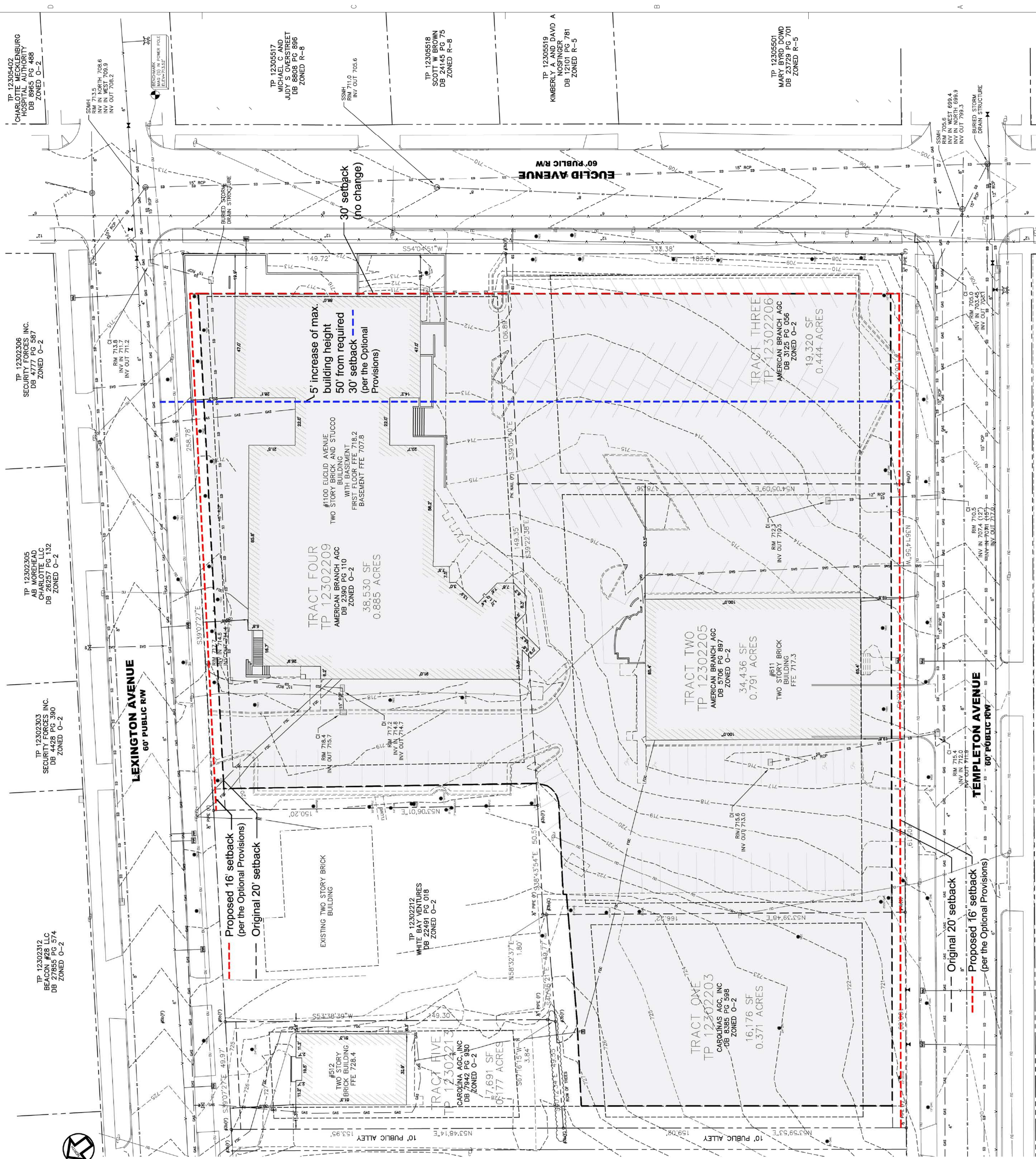
a. The Petitioner will contribute up to \$7500 to implement traffic calming measures along the portions of Lexington and Temple Avenue located between Eccle and Myrtle Avenues. These funds will be made available to CDOT to implement traffic calming measures approved in accordance with City Council adopted standards and policies. These funds will be made available to CDOT within 30 days of the approval of this Petition and will remain available for such purposes for at least one year after the first building constructed on the Site receives a final certificate of occupancy and at least six (6) months after the completion of the improvements planned for Temple Avenue as part of the Myrtle/Morehead Storm Drainage Improvement Project. Thereafter such funds shall be released to the Petitioner.

7. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

8. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



A2

SITE SURVEY

1'-0" = 25'

1'-0" = 25